



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

APRIL 1, 2019

9:30

Calendar No. 19-033: 1800 Fulton Avenue

Ward 3

Kerry McCormack

14 Notices

Civic Builders, owner, proposes to erect an irregular shaped 2 story frame addition attached to an existing single family residence with attached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the maximum gross floor area shall not exceed 1,620 square feet and the appellant is proposing 3,041 square feet.
2. Section 357.09(b)(2)(B) which states that the required interior side yard is 6 feet and the appellant is proposing 2 feet 1 inch; this section also states that the aggregate of both side yards shall not be less than 10 feet and 5 feet 1 inch is proposed.
3. Section 357.08 which states that the required rear yard is 24 feet 6 inches and 3 feet 4 inches are proposed.
4. Section 357.09(b)(2)(A) which states that no building shall be erected less than 10 feet from a main building on an adjoining lot; the distance to main buildings on the side lot is 4 feet 3 inches.
5. Section 341.02 which states that Landmarks approval is required prior issuance of a building permit. (Filed February 28, 2019)

9:30

Calendar No. 19-034: 2624 Marvin Avenue

Ward 14

Jasmine Santana

14 Notices

B.R. Knez Construction Incorporation, owner, proposes to erect a 25' x 36' two story frame single family residence with an attached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(A) which states that no building shall be less than 10 feet from a main building on an adjacent lot and the appellant is proposing 9.8 feet
2. Section 357.09(b)(2)(B) which states that the required interior side yard is 7.2 feet and the appellant is proposing 5 feet.
3. Section 341.02(b) which states that City Planning Approval is required prior to the issuance of a building permit. (Filed March 1, 2019)

9:30

Calendar No. 19-035: 3227 Marvin Avenue

**Ward 14
Jasmine Santana
13 Notices**

B.R. Knez Construction Incorporation, owner, proposes to erect a 25' x 36' two story frame single family residence with an attached garage in a B1 Two-Family Residential District . The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(A) which states that no building shall be less than 10 feet from a main building on an adjacent lot and the appellant is proposing 7.5 feet
2. Section 341.02(b) which states that City Planning Approval is required prior to the issuance of a building permit. (Filed March 1, 2019)

9:30

Calendar No. 19-036: 2197 W. 44 Street

**Ward 3
Kerry McCormack
13 Notices**

B.R. Knez Construction Incorporation, owner, proposes to erect a 25' x 36' two story frame single family residence with an attached garage on a Cuyahoga County Land Bank Lot in a B1 Two-Family Residential District . The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(A) which states that no building shall be less than 10 feet from a main building on an adjacent lot and the appellant is proposing 9 feet.
2. Section 357.08 which states that the required rear yard is 27 feet 2 inches and 6 feet are proposed.
3. Section 357.13(c) which states that air conditioner condenser is not a permitted interior side yard encroachment.
4. Section 341.02(b) which states that City Planning Approval is required prior to the issuance of a building permit. (Filed March 1, 2019)

9:30

Calendar No. 19-038: 2554 W. 25 Street

**Ward 3
Kerry McCormack
17 Notices**

Columbo Enterprises, owner, proposes to construct a new 4 story 26 unit apartment building in a G2 Local Retail Business District and an Urban Form Overlay District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 348.04(d)(1)(A) which states that the permitted maximum front yard setback is 8 feet and 10 feet 4 inches are proposed.
2. Section 348.04(d)(1)(B) which states that a 6 foot maximum secondary frontage setback is permitted and 7 to 9 feet are proposed.
3. Section 348.04(d)(3)(A) which states that regarding the building "glazing" in an Urban Form Overlay District a minimum of 75% of the nonresidential Principal Frontage buildout between 3 feet and 8 feet above grade (excluding street screens) shall be transparent windows and doors; in this case 619 square feet are required and 365.5 (59%) square feet are proposed.

45% is required for the Secondary Street frontage or in this case 382.5 square feet and 150 square feet (39%) are proposed.

4. Section 348.04(d)(5)(B) which states that regarding the building design features in an Urban Form Overlay District a minimum of 45% of the residential Principal Frontage buildout between 3 feet and 8 feet above grade (excluding street screens) shall be transparent windows and doors and none are shown.
5. Section 348.04(d)(5)(A) which states that regarding transition strips and Screening on the Secondary Street frontage a 3 foot minimum deep and 3.5 feet high masonry street screening is required between the driveway and the property line along Queen Avenue.
6. Section 348.04(d)(5)(C) which states that a 6 foot high fence of 100% opacity along the less intensive use property line is required and no fence is shown.(Filed March 7, 2019)

POSTPONED FROM MARCH 25, 2019 DUE TO LACK OF QUORUM

9:30

Calendar No. 18-283:

1575 Merwin Avenue

Ward 3

Kerry McCormack

10 Notices

******UPDATED DESCRIPTION******

Target Industries Inc., owner, proposes to use as a cocktail and dessert lounge (without entertainment) in a B3 General Industry District. The owner appeals for relief from the strict application of Section 349.04(e) of the Cleveland Codified Ordinances which states that one parking space per employee, plus one per 100 square feet or in this case 24 parking spaces are required and no accessory off-street parking is provided. A non-conforming use of a building or premises which has been discontinued shall not hereafter be returned to such non-conforming use without approval by the Board of Zoning Appeals per section 359.02; this property is nonconforming due to lack of off-street parking. (Filed December 11, 2018-No Testimony) *SECOND AND THIRD POSTPONEMENTS WERE MADE AT THE REQUEST OF THE CITY FOR FURTHER REVIEW. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE COUNCILMAN TO ALLOW FOR A MEETING BETWEEN HIM AND THE APPELLANT.*